Putting you & your property first



# 3 Pen Bedw, Croesyceiliog, Cwmbran, NP44 2AS

## Asking Price £400,000

SOUGHT AFTER LOCATION. A rare opportunity to acquire this spacious DETACHED FOUR BEDROOM dormer bungalow, ideally situated in the highly sought-after area of Croesyceiliog. Offered for sale with NO ONWARD CHAIN, this versatile home provides generous living accommodation throughout.

The ground floor comprises a large living room, separate dining room, well-appointed kitchen, family bathroom, and two bedrooms. To the first floor are two further bedrooms along with an additional shower room, making it ideal for growing families or those seeking flexible living space.

Externally, the property benefits from a front garden with DRIVEWAY PARKING and a GARAGE. To the rear is a standout feature—a substantial, fully enclosed garden perfect for families and entertaining. The garden is laid to lawn with attractive shrub borders, a pathway leading to a further lawned area, and includes a greenhouse and garden shed, both of which will remain.

Conveniently located close to Cwmbran Town Centre, reputable schools, and excellent transport links including the A4042, this property offers both comfort and practicality in a prime location.

Early viewing is highly recommended—this is not to be missed.

EPC Rating: C Council Tax Band: F








Lakeside House,
Cwmbran NP44 3GA
**E:** cwmbran@sageandco.co.uk

**T:** 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
**E:** risca@sageandco.co.uk



Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

## Entrance
Part glazed front entrance door

## Entrance Hall
Stairs to first floor, radiator, built in storage cupboard, doors to:

## Living Room
16'1" x 11'0" (4.91 x 3.37)
Double glazed window to front, radiator, coving, feature fire and surround, coving

## Dining Room
9'9" x 10'9" (2.99 x 3.28)
Double glazed window to side, radiator, coving, door to:

## Kitchen
9'7" x 10'7" (2.93 x 3.24)
Fitted with a range of base and eye level wall units, work preparation surfaces over, inset composite sink and drainer unit, gas hob with filter hood over, inset eye level double oven, integral dishwasher, washing machine and fridge, ceramic tile splashbacks, radiator, double glazed window to front, part glazed door to side

## Bedroom One
9'2" x 12'6" (2.80 x 3.82)
Double glazed window to rear, radiator, fitted wardrobe and overhead storage to one wall

## Bedroom Four
12'11" x 9'0" (3.94 x 2.75)
Double glazed window to side, radiator

## Bathroom
6'3" x 8'9" (1.92 x 2.67)
Three piece suite comprised: panelled bath, low level WC, vanity wash hand basin, chrome towel radiator, fully ceramic tile walls, opaque double glazed window to side

## First Floor
Large built in storage cupboard housing gas central heating boiler and radiator, storage to eaves, doors to:

## Bedroom Three
13'2" x 10'11" (4.03 x 3.34)
Double glazed window to front, radiator, fitted wardrobe

## Bedroom Two
12'11" x 10'11" (3.95 x 3.34)
Double glazed window to rear, radiator, built in storage to eaves

## Shower Room
8'2" x 6'5" (2.50 x 1.96)
Three piece suite comprised: double electric shower, low level WC, vanity wash hand basin, electric shaver point, chrome towel radiator, opaque double glazed window to side

## Outside
Front - Paved driveway parking for multiple vehicles leading to single garage. Side access to rear. Remainder laid to lawn with mature shrubs.

Rear - Large enclosed rear garden. Mainly laid to lawn with mature shrub boarders. Built in storage cupboard, greenhouse and garden sheds to remain. Tap connected

## Tenure
We have been advised that the property is Freehold, to be verified

Measurements and floorplans are supplied as guidance and must be considered as approximate only











